

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	SW23113388	S	596 E Avenue B	BLY	374	STD	3	\$23,520	6	\$240,000↓	\$100.00	2400	1942/ASR	16,117/0.37	N	0	08/11/23	4/4
2	SB23103801	S	8342 Cypress Avenue	RVSD	252	STD	5	\$86,400		\$1,180,000↓	\$323.11	3652	1945/PUB	20,473/0.47	N	8	08/07/23	33/33
3	SW23129850	S	922 W Latham	HMT	SRCAR	STD	7	\$0		\$949,000	\$391.66	2423	1963/PUB	27,007/0.62	N	4	08/08/23	3/3

Closed • **Triplex**

List / Sold: **\$285,000/\$240,000** ↓

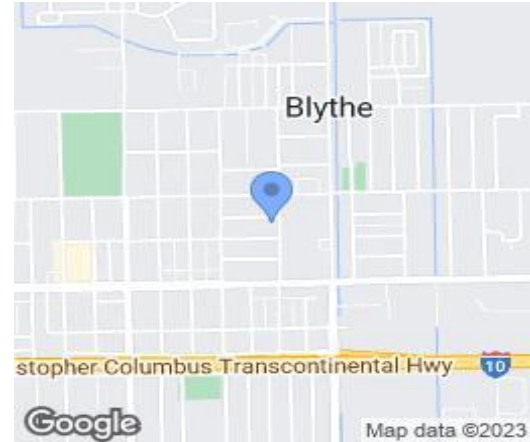
596 E Avenue B • Blythe 92225

4 days on the market

3 units • **\$95,000/unit** • **2,400 sqft** • **16,117 sqft lot** • **\$100.00/sqft** •
Built in 1942

Listing ID: SW23113388

From remax head east on hobsonway, head north on 5th st, property on the left hand side.



Great investment opportunity, located in a great area in the heart of town. All long term tenants. Every unit is separate so it's like Buying 3 separate homes together on one lot. All homes come equipped with Central AC and heating. Whether you choose to reside in one unit and lease the others or opt for a complete rental investment Don't miss this incredible opportunity to own a remarkable triplex in a prime location.

Facts & Features

- Sold On 08/11/2023
- Original List Price of \$285,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$43 (Estimated)
- Laundry: Individual Room
- Cap Rate: 6
- \$23520 Gross Scheduled Income
- \$17820 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Jack & Jill, Kitchen, Laundry
- Appliances: Gas Range
- Floor: Carpet, Laminate
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Lawn, Treed Lot
- Fencing: Chain Link
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,772
- Insurance: \$2,014
- Electric: \$288.00
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$1,620
- Cable TV: 01940912
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$1,960	\$1,960	\$2,550

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 374 - Blythe area
- Riverside County
- Parcel # 845162001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

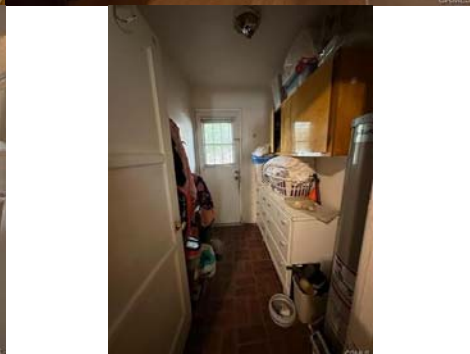
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos





Closed • **Commercial/Residential**

List / Sold:

\$1,200,000/\$1,180,000 ↓

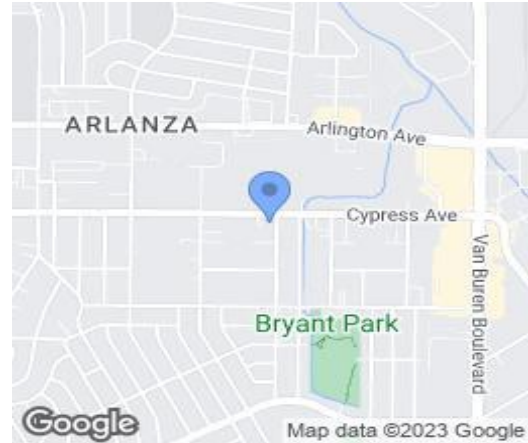
33 days on the market

Listing ID: SB23103801

8342 Cypress Avenue • Riverside 92503

5 units • \$240,000/unit • 3,652 sqft • 20,473 sqft lot • \$323.11/sqft • Built in 1945

Corner of cypress ave and picker st



Welcome to Riverside's hidden gem! This remarkable 5-unit rental income property presents an incredible opportunity for investors seeking a profitable venture in a thriving community. Situated in a prime location, this property offers the best of both worlds: tranquility and convenience. Nestled in the heart of Riverside, residents will enjoy easy access to a wide array of amenities, including shopping centers, restaurants, parks, and entertainment options. The property's strategic location ensures excellent rental demand and consistent cash flow. Investors will appreciate the potential for steady income and long-term growth, making this an attractive addition to any investment portfolio. Don't miss this exceptional opportunity to own a lucrative 5-unit rental income property in Riverside!

Facts & Features

- Sold On 08/07/2023
- Original List Price of \$1,200,000
- 3 Buildings
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Dryer Included, Individual Room, Washer Included
- \$86400 Gross Scheduled Income
- \$60520 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,880
- Electric: \$3,720.00
- Gas: \$1,680
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,250	\$1,250	\$2,800
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,400
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,400
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,400
5:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 252 - Riverside area
- Riverside County
- Parcel # 151111016

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

☐ Click arrow to display photos



Closed • Duplex

List / Sold: **\$949,000/\$949,000**

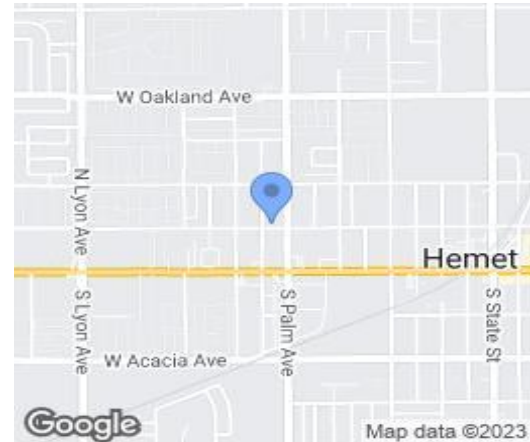
922 W Latham • Hemet 92543

3 days on the market

7 units • **\$135,571/unit** • **2,423 sqft** • **.62 acre(s) lot** • **\$391.66/sqft** •
Built in 1963

Listing ID: SW23129850

N of Florida, corner of Western and Latham



You have dreamed of being the landlord of multiple units? Here is an amazing opportunity to own 7 doors (3 small homes plus 2 duplexes) situated in a residential area and near downtown! Each duplex unit consists of 2 bedrooms, 1 bath, living room and kitchen plus a single car garage. 2 of the houses are 1 bedroom /1 bath cottages. One house is 2 bedroom/1 bath. Rents are currently below rental market pricing. Long term tenants in most.

Facts & Features

- Sold On 08/08/2023
- Original List Price of \$949,000
- 5 Buildings
- Levels: One
- 7 Total parking spaces
- \$0 (Public Records)
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$850	\$850	\$1,000
2:	1	2	0	1	Unfurnished	\$850	\$850	\$1,000
3:	1	2	0	1	Unfurnished	\$800	\$800	\$1,000
4:	1	2	0	1	Unfurnished	\$630	\$630	\$1,000
5:	1	1	0	1	Unfurnished	\$1,000	\$1,000	\$1,250
6:	1	1	0	0	Unfurnished	\$0	\$0	\$1,000
7:	1	2	0	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 7
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 442081008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW23129850

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